



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339**

Meeting Minutes of Monday September 8, 2014

Planning Board Attendees:

Present: Richard Deluca, Anthony Losordo, Ken Blanchard, Lance Mortland, Bernie Campbell, Meagan Neville Dunne and Lou Paradis

Others: Peter Matchak, Town Planner

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Review Minutes from Planning Board Meetings held on August 11, 2014

The Board reviewed the meeting minutes from August 11, 2014. Ken Blanchard made a motion to accept the meeting minutes as amended from August 11, 2014. Lou Paradis seconded the motion. All others voted in favor.

Hanover Historical Commission: Peter Johnson, Chairman

Peter Johnson, Chairman of the Hanover Historical Commission request a conversation with the Planning Board regarding the process of hearing applications which included historical structures in Hanover.

Approval Not Required: 1304 Main Street (TPL-14-22)

The Board was present with an application for an ANR plan for 1304 Main Street. On August 11, 2014 the Planning Board granted a special permit to the applicant William Bliss for a so called "retreat lot" containing 164,000 sq. ft. Since then the decision's twenty day appeal period has expired and the decision has been recorded with the Registry of Deeds. Ken Blanchard made a motion to approve the ANR site plan 1304 Main Street. Lance Mortland seconded the motion. All other voted in favor.

Continuance Public Hearing for Site Plan Approval: 579-637 Washington Street (TPL-14-19)

The Board reopened the public hearing for 579-637 Washington Street, TPL-14-18. The applicant MILS, LLC the current owners of the University Sports Complex have recently purchased 579 Washington Street the old Sullivan Brothers car dealership. The applicant's plans to tear down one of the two buildings and convert the remaining building to office space / secondary use while reorganizing the parking area to create 181 additional parking spaces. This

proposal is phase one of a two phased parking expansion plan. The Planning Board received and read into the record a letter email from David Nyman dated September 3, 2014 stating all stormwater concerns have been resolved by the applicant's engineers and an email from James Gallagher of the Hanover Fire Dept. stating the proposed site plan meet all Fire Dept. requirements for access and water supply. Peter Palmeri from Merrill Engineering presented the revised site plan to the Board. The Board brought up the concern of cross walks and requested the applicant to strip a cross walk through the parking lot to allow safe access for pedestrians to the sports complex. The applicant agreed to demo one of the existing buildings before winter and to continue to work with HPD to create a parking traffic control plan. Anthony Losordo made a motion to close the public hearing. Bernie Campbell seconded the motion. All other voted in favor. Lou Paridis made a motion to approve the application MILS, LLC, 579-637 Washington Street case TPL-14-19 site plan approval and special permits. Ken Blanchard seconded the motion. All other voted in favor.

Continuance of Public Hearing for Special Permit: Village at Seven Springs / Northland Residential Corporation (TPL-13-24)

The Board reopened the public hearing of the Village at Seven Springs, formally known as the Village Commons. The Board was briefed by Peter Matchak, Town Planner that the applicant Northland Residential Corporation and town officials meet and agreed on traffic mitigation and a contribution to the affordable housing trust. The applicant submitted a formal request to waiver for the road cross section subdivision bylaw. The board further discusses the wavier and the requirement. Lou Paridis made a motion to close the public hearing. A draft decision will be developed and presented to the Board at the next Planning Board meeting on September 22, 2014.

Continuance of Public Hearing for Definitive Subdivision: 1226 Webster Street, (TPL-14-9)

The Board was presented with a request of continuance by the applicants engineer's Makenzie Engineering to continue the public hearing until October 6, 2014. Bernie Campbell made a motion to continue the public hearing to October 6, 2014 at 7:00 p.m. requesting a full site plan developing "Cynthia Way" as an acceptable roadway. Anthony Losordo made a motion to continue the public hearing until October 6, 2014 at 7:00 p.m. Lou Paridis seconded the motion. All other voted in favor

Minor Modification Buttercup Estates Subdivision PB86-28C

The Board was presented with a request for a minor modification by Ronald J. Poliseno to Buttercup Estates Definitive Subdivision PB86-28C. The Planning Board in 1986 approved a 9 lot subdivision, 8 lots were considered buildable. Lot 9 was identified a non-buildable due to wetlands. Mr. Poliseno is asking the Planning to consider Lot 9 a buildable lot to develop one additional house. The Planning Board requested a full site plan to further analyze the property in question.

Minor Modification 1206 Hanover Street: TPL-12-17SP

The Planning Board was presented with a request for a minor modification to the approved site plan of 1206, TPL-12-17, by the applicant Richard Deluca. The minor modification request to move the building footprint 2.1' ft. east (right) decreasing the access drive to 26.9' ft. The Hanover Fire Dept. request the three spaces along the access drive be eliminated. Ken Blanchard

made a motion to approve the minor modification to 1206 Hanover Street, TPL-12-17SP with the condition to remove the three existing parking spots along the access drive. Lance Mortland seconded the Motion. All other voted in favor.

Lance Mortland made a motion to adjourn the Planning Board meeting at 9:15 p.m. Bernie Campbell seconded the motion, all other voted in favor.

Respectfully submitted by Peter Matchak, Town Planner